

**WAVERLY VIEW**  
**1831 Shookstown Road**  
**Frederick, Frederick County, Maryland**

**Site Location**

This 90.16-acre property is located in a residential district of Frederick, Maryland. Farmland and residences border the property to the west, east and south. Fort Detrick lies along the northern boundary of the property.

Currently, the property is improved with an abandoned farmhouse, a barn, several small outbuildings, and single-family homes. The property is characterized by low, rolling relief and slopes gently to the south and east. A small, unnamed tributary is present on site and flows easterly towards Carroll Creek, located approximately 3,500 feet from the property boundary.

Groundwater beneath the property occurs in fractured limestone bedrock and flows to the east. This portion of Frederick County is a groundwater use area, and nearly every residence in the area has a domestic water supply well.

**Site History**

Prior to 1995 when the Krantz Family Partnership acquired the property, the property was privately owned agricultural land. Detrick Overlook, LLC purchased the property from the Krantz Family Partnership in July 2001. The property remained agricultural land during these transactions.

**Environmental Investigations and Actions**

Environmental investigations performed in 1999 and 2001 were limited in scope but included a soil gas survey. In 2002, two aboveground storage tanks, several 55-gallon drums, automobile batteries, and numerous small containers were removed from the farmhouse area.

**Current Status**

On February 25, 2002, Detrick Overlook, LLC submitted an application package to the Voluntary Cleanup Program (VCP) seeking a No Further Requirements Determination (NFRD) as a responsible person. The Department requested additional information and further subsurface investigation in order to complete the application package.

A second application for the property was submitted on January 29, 2004, by RGHGAB at Frederick, LLC to the VCP seeking a NFRD as an inculpable person. An inculpable person status qualifying letter was issued to RGHGAB at Frederick, LLC on January 30, 2004. The Department issued a NFRD for the property on September 3, 2004, conditioned on use of the property for limited residential purposes with a prohibition on the use of groundwater beneath the property for any purpose.

**MARYLAND DEPARTMENT OF THE ENVIRONMENT**

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Waste Management Administration • Environmental Restoration & Redevelopment Program

The property has been subdivided and the development plans include construction of multi-family residential units, a day-care facility, a recreational center, and a commercial business complex.

**Contact**

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